

092.0

0003

0002.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel

56,800 /

56,800

56,800 /

56,800

56,800 /

56,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	EPPING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: EPSTEIN EDITH	
Owner 2:	
Owner 3:	
Street 1: 44 EPPING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	Unit #:
Owner 1: CHRESTENSEN MICHAEL P/SHEILA C -	
Owner 2: -	
Street 1: 44 EPPING ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	Unit #:
This Parcel contains 4,040 Sq. Ft. of land mainly classified as Undev. Land	

OTHER ASSESSMENTS	Unit #:
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	Unit #:
Item	Code
Z	R1
o	SINGLE FA
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	Topo
t	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	Unit #:
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

132	Undev. Land	4040	Sq. Ft.	Site	0	70.	0.20	5		Unbuild	-85										
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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
132		4040.000			56,800	56,800				59518
Total Card		0.093			56,800	56,800	Entered Lot Size			GIS Ref
Total Parcel		0.093			56,800	56,800	Total Land:			GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	Land Unit Type:			Insp Date
										01/26/00

APPRAISED:	56,800 /	Total Card	56,800
USE VALUE:	56,800 /	Total Card	56,800
ASSESSED:	56,800 /	Total Card	56,800

Patriot
Properties Inc.

!7511!

PRINT

Date	Time
12/10/20	22:08:25

LAST REV

Date	Time
08/21/12	11:40:08

apro

7511

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Price
CHRESTENSEN MIC	45259-305	5/26/2005	Mult Lots	375,000
BRITTAN HELEN E	41518-603	11/26/2003	Mult Lots	323,000
BRITTAN HELEN E	41518-600	11/26/2003	Family	1
	12847-13	8/20/1975		No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2000	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

